

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the fifth day of November 2003, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: Rebecca Anderson, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Leonard Campisano, Asst. Building & Zoning Inspector
Richard J. Sherwood, Town Attorney
Mary Nowak, Recording Secretary

Meeting #21
November 5, 2003

Planning Board Members:	Stanley J. Keysa, Chairman Rebecca Anderson John P. Gober Lawrence Korzeniewski Michael Myszka Steven Socha Melvin Szymanski
Town Board Members:	Robert H. Giza Mark A. Montour Ronald Ruffino, Sr. Donna G. Stempniak Richard D. Zarbo Daniel Amatura - Board Member Elect
Town Engineer:	Robert Labenski
Town Attorney:	Richard J. Sherwood
Building & Zoning Inspector:	Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held November 5, 2003. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:30 PM. Motion was made by Melvin Szymanski to approve the minutes from the October 15, 2003 Planning Board Meeting. Motion seconded by John Gober and unanimously carried.

Administrative - Chair Keysa referred to communication 11-5-2 - dues invoice from NYS Planning. Secretary Mary Nowak to give the invoice to Financial Director David Brown for payment, and find out if any mailings or publications are provided by NYS Planning

COMMUNICATIONS:

ACTION ITEMS -

SKETCH PLAN REVIEW - PARKHAVEN - 55 PATIO HOMES, BOWEN ROAD ACROSS FROM BELL TOWER. PROJECT NO. 0149. CONTACT PERSON: WILLIAM TUYN, PRATT & HUTH.

William Tuyn, Planner, Pratt & Huth presented to the Planning Board the proposed site plan for 55 single-family patio homes. This project was adjourned at the October 15, 2003 Planning Board Meeting. The Planning Board desired a reply from ECDEP regarding this project. Mr. Tuyn told the Planning Board that this sketch plan has been revised showing only one entrance and the lot sizes have been increased to allow for side-load garages. The plan shows the road to be 24' wide with no curbs and no sidewalks. The Planning Board recommended sidewalks throughout the project and on Bowen Road. There was some discussion regarding whether a 24' road could accommodate fire emergency vehicles and schoolbuses. Asst. Building Inspector Len Campisano said that he would contact the district fire chief about the width of the road. Mr. Tuyn told the Planning Board that since this would be a private road, schoolbuses would not be entering the development. School children would be picked up at the entrance on Bowen Rd. The Planning Board recommended that a turnaround be constructed within the project. Drainage - Mr. Tuyn explained that stormwater will be conveyed to a retention pond where it will be detained and cleaned before it goes into the stream. Town Engineer Robert Labenski indicated that he is satisfied with the proposed drainage plan. Mr. Tuyn also said that he has the approval of the owner of the adjacent parcel to the west for wetland mitigation. The Planning Board asked if any soil testing will be done. Asst. Building Inspector Campisano said that a decision regarding soil testing would be made when the building plans for this project come into the Building Dept. The Planning Board requested that sample soil bores be provided to the Town Engineer. Councilmember Stempniak noted the following concerns with this project: Guest parking areas needed; driveways on Bowen Rd. need turnarounds when there is no side-load garage; decision regarding pathway to Como Lake Park necessary-connectivity works both ways and visitors to the park may come into the development; if adjacent parcel to the west is developed, can a private road connect with another private road or a public road; requested a letter from adjacent property owner to the west securing wetland mitigation; need information from Lancaster School District regarding policy for schoolbuses entering private roads; location of mail pavilion for this project. After some discussion it was decided that there should be no connectivity with Como Lake Park and no barricades.

DETERMINATION

Based on the information presented to the Planning Board, Steven Socha made a motion to recommend approval of the sketch plan to the Town Board with the following conditions: 1. 5' sidewalks to be built throughout the project and on Bowen Road; 2. Driveways on Bowen Road to have turnarounds or side-load garages; 3. Clarify the legal issues of connectivity to another private road or public roads to the west; 4. Letter from property owner to the west regarding wetland mitigation; 5. Revised site plan with a turnaround; 6. Plan to show mailbox pavilion unless homes have private mailboxes; 7. Letter from fire chief confirming that fire emergency vehicles can operate on 24' roads; 8. Supply Town Engineer with sample test bores; 9. No barricades to be constructed between this project and Como Lake Park; 10. No connecting paths into Como Lake Park from this project. Motion seconded by Michael Myszka and unanimously carried.

SITE PLAN REVIEW- EPIC RECREATIONAL CENTER, 2793 WEHRLE DRIVE, PROPOSED ADDITION OF 31,200 SQ. FT. PROJECT NO. 0325. CONTACT PERSON: MICHAEL WEISS, 2793 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221.

Michael Weiss, owner and Michael Metzger presented to the Planning Board the site plan for the proposed 31,200 sq. ft. addition to the west side of the existing building. The 130' X 240' addition will have a similar sheathing as the existing building. Roofline will be lower than present structure. The additional space will be used for an electric go-cart road course, a small soccer field and picnic tables. All public access to the new addition will go through the existing building. Additional parking area will include two handicap

parking spaces. Outside lighting will consist of wall pack lights near the handicap parking spaces. Drainage - Stormwater will run through a swale and discharge into state wetlands. A permit application has been made to New York State Dept. of Environmental Conservation. A permit has also been made to NYSDEC for additional septic system work which is required for this project. Town Engineer Robert Labenski stated that he is satisfied with the drainage plan. Chair Keysa referred to communication 11-15-7 from Crew Chief Terrence McCracken asking that the proponent contact him regarding tree planting. Councilmember Stempniak asked that a set of elevations for this project be provided to the Town Board.

DETERMINATION

Based on the information provided to the Planning Board, John Gober made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1. Wetlands and discharge permits to be issued by NYSDEC, 2. Set of elevations to be provided to the Town Board, 3. Arrangements for tree plantings to be made with Crew Chief Terrence McCracken. Motion seconded by Lawrence Korzeniewski and unanimously carried.

SKETCH PLAN REVIEW-PROPOSED WHISPERING PINES SUBDIVISION, AURORA STREET. 27 SINGLE-FAMILY HOMES. PROJECT NO. 1392. CONTACT PERSON: WM. SCHUTT ENGINEERING

Patricia Bittar, William Schutt Engineering, and Robert Swanson, Creekside Developers presented to the Planning Board the sketch plan for the proposed subdivision on the east side of Aurora Street. The plan shows 27 lots for single-family homes on the 18.3 acre parcel. This parcel has a stream running through it with federally regulated wetlands along the stream. Ms. Bittar stated that a wetlands delineation needs to be done. Since the width of the stream prevents road construction to the north and east of this parcel, the Planning Board suggested a stub street to the south of the parcel. Chair Keysa referred to communication 11-5-14 from Highway Superintendent Richard Reese asking that the entry to this development be widened to accommodate snowplows and objecting to the cul-de-sac. The applicant was advised to obtain a copy of the most recent cul-de-sac island requests. Planning Board asked that sidewalks be extended across lot #1 and to the end of the street. Drainage- The plan shows an on-site retention pond. The sewer system for this parcel would tie into the sewers on the west side of Aurora Street. Councilmember Stempniak asked about lots #24, 25, & 27 and how owners of these lots will access the section of their lots on the other side of the stream.

DETERMINATION

At the request of the applicant, this project is tabled to the November 19, 2003 Planning Board Meeting.

OTHER BUSINESS

Chair Keysa asked the Planning Board if they would like to recommend that the Town Board adopt a new 5' standard sidewalk width for new developments.

DETERMINATION

After a brief discussion, Melvin Szymanski made a motion to recommend approval of the adoption of a new standard of a 5' sidewalk width to the Town Board for all new public developments. If existing adjacent property is at 50% build-out or more, infill with 4' sidewalks or existing sidewalk width. Motion was seconded by Michael Myszka unanimously carried.

At 9:30 PM a motion was made by John Gober to adjourn the meeting. The motion was seconded by Steven Socha and unanimously carried.